

040.0

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

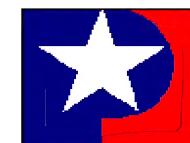
ARLINGTON

Total Card / Total Parcel

1,118,000 / 1,118,000

1,118,000 / 1,118,000

ASSESSED: 1,118,000 / 1,118,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
19-21		PARK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CANZANO RICHARD M TRUSTEE	
Owner 2:	19-21 PARK STREET REALTY TRUST	
Owner 3:		

Street 1:	19 PARK ST
Street 2:	C/O JOHN PAPPAS

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	PAPPAS JOHN C & OURANIA -
Owner 2:	-

Street 1:	19-21 PARK ST
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02474
Type:	

NARRATIVE DESCRIPTION	
This parcel contains .196 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3080 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 13 Rooms, and 6 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	TWO FAMIL	100	water	

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	8554	Sq. Ft.	Site	0	80.	0.79	1									541,297						541,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	8554.000	576,700		541,300	1,118,000		26616
							GIS Ref
							GIS Ref
							Insp Date
							12/08/18

PREVIOUS ASSESSMENT		Parcel ID	040.0-0002-0018.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items
2022	104	FV	576,700	0
2021	104	FV	550,700	0
2020	104	FV	550,700	0
2019	104	FV	424,500	0
2018	104	FV	424,500	0
2017	104	FV	398,600	0
2016	104	FV	398,600	0
2015	104	FV	356,000	0

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
PAPPAS JOHN C &	61995-276	6/12/2013	Convenience		1 No No
	12844-302	8/15/1975			64,000 No No N

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Result	By
12/8/2018	MEAS&NOTICE	CC	Chris C
1/7/2009	Meas/Inspect	345	PATRIOT
4/1/2000	Inspected	197	PATRIOT
3/2/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2 Total: 2	Foundation: 1 - Concrete	Full Bath: 2	A Bath: 1	Rating: Average	Rating:	3/4 Bath: 2	A 3QBth	Rating: Average	Rating:								
Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 8 - Brick Veneer	15 %	1/2 Bath: 1	A HBth:	Rating:	Rating:	OthrFix: 1	Rating:	Rating:	Rating:								
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average	Year Blt: 1923	Eff Yr Blt:	Alt LUC:	Kits: 2	A Kits:	Rating: Average	Rating:	1st Res Grid Desc: Line 1 # Units 1											
View / Desir:	Roof Cover: 1 - Asphalt Shgl	Color: WHITE W/ RED BRICK		Fpl: 2	WSFlue:	Rating: Average	Rating:	Level	FY LR DR D K FR RR BR FB HB L O										
INTERIOR INFORMATION				CONDOS INFORMATION				Other											
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Total Units:	Floor:			Upper											
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 20 %		% Own:	Name:			Lvl 2											
DEPRECIATION				REMODELING				Lvl 1											
Phys Cond: AG - Avg-Good	Functional:	26. %	Override:	Exterior:	No Unit	RMS	BRS	FL											
Economic:		%		Interior:	1	7	3	1											
Special:		%		Additions:	1	6	3	1											
				Kitchen:															
				Baths:															
				Plumbing:															
				Electric:															
				Heating:															
				General:															
CALC SUMMARY				COMPARABLE SALES				RES BREAKDOWN											
Basic \$ / SQ: 180.00	Size Adj.: 0.99090910	Const Adj.: 1.01243472	Adj \$ / SQ: 180.582	Rate	Parcel ID	Typ	Date	Sale Price											
Other Features: 146500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val													
LUC Factor: 1.00	Adj Total: 783506	Depreciation: 206846	Deprecated Total: 576660	Juris. Factor:		Before Depr:	180.58												
				Special Features: 0		Val/Su Net:	117.31												
				Final Total: 576700		Val/Su SzAd	187.24												
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 040.0-0002-0018.0				IMAGE						
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	104							
More: N				Total Yard Items:				Total Special Features:				Total:							